

Technical note

Project	Hyde Park Hayes	Date	25 th March 2013
Note	Water conservation and management	Ref	HPH/WC/001
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Overview

This technical note responds to the planning conditions, item 9 and 10, required by Hillingdon Council for the development of the two new office buildings at the business park known as Hyde Park Hayes. The buildings are known as HPH 4 and HPH 5.

9 Reduction in potable water

The best practice principle for a sustainable development is to reduce water consumption at source. The design intends to achieve this by utilising the following techniques:-

- Water metering
- Leak detection to incoming mains supply
- Low flow taps
- Low flow showers
- Dual flush wc toilet cisterns
- PIR control of taps and wc flushing

The external landscaping to the development has been designed to omit the use of any irrigation systems.

An assessment of the potable water consumption and the viability of rainwater harvesting & greywater recycling were undertaken. The assessment concluded that due to the relatively low water consumption brought about by the methods implemented above, neither of these two initiatives would provide a viable working system owing to:-

- Capital expenditure & payback
- Ongoing running & maintenance costs
- Potential risk of legionella
- Potential risk of contamination of the harvested rainwater from plant located at roof level
- Reduced life span of harvested/recovered water
- Stagnation of stored water
- Requirement of potable water top up to storage tanks

- Low primary recovery flow resulting in stagnation of the potable supply
- Future potential risk of cross contamination to other piped services

10 Sustainable water management

The design to support the Flood Risk Assessment and Surface Water Strategy produced by Halcrow, dated July 2012, Issue 2, Revision 1, will be undertaken in the next design stage. This shall be issued for approval prior to any commencement on site.

